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INSPECTED FOR

John Doe
1234 Main Street
Dallas, TX 75223
02/26/2020

PROPERTY INSPECTION REPORT

Prepared For: John Doe
(Name of Client)

Concerning: 1234 Main Street, Dallas, TX 75223
(Address or Other Identification of Inspected Property)

By: Don Stafford, Lic #737 02/26/2020
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION

AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Time In: 2:00 pm Time Out: 5:30 pm Property was: **Vacant, BUT staged with furniture.**

Building Orientation (For Purpose Of This Report Front Faces): **South**

Weather Conditions During Inspection: **Partly cloudy, Windy**

Outside temperature during inspection: **45-55 Degrees**

Parties present at inspection: **Buyer(s), Buyers Agent**

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY; John Doe. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a limited visual survey and basic operation of the systems and components of a building using normal controls and does not require the use of specialized tools or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect parts, components, and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

11. items other than those listed herein;
12. elevators;
13. detached structures, decks, docks, fences, or waterfront structures or equipment;
14. anything buried, hidden, latent, or concealed; or
15. automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;

(B) report:

- I. past repairs that appear to be effective and workmanlike;
- II. cosmetic or aesthetic conditions; or
- III. wear and tear from ordinary use;

(C) determine:

- i() insurability, warrantability, suitability, adequacy, capacity, reliability, marketability, operating costs, recalls, counterfeit products, life expectancy, age, energy efficiency, vapor barriers, thermostatic operation, code compliance, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- ii() the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- iii() the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; or
- iv() types of wood or preservative treatment and fastener compatibility;

(D) anticipate future events or conditions, including but not limited to:

- v() decay, deterioration, or damage that may occur after the inspection;
- vi() deficiencies from abuse, misuse or lack of use,
- vii() changes in performance of any part, component, or system due to changes in use or occupancy;

- viii() the consequences of the inspection or its effects on current or future buyers and sellers;
 - ix() common household accidents, personal injury, or death;
 - x() the presence of water penetration(s); or
 - xi() future performance of any item;
- (E) operate shut-off, safety, stop, pressure, or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) operate recirculation or sump pumps;
- (K) remedy conditions preventing inspection of any item;
- (L) apply open flame to operate any appliance;
- (M) turn on decommissioned equipment, systems, or utility services; or
- (N) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. ***This report is not to be used by or for any property and/or home warranty company.***

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

I=Inspected

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D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Pier and Beam crawlspace, Concrete Slab, Addition

Comments:

Method of Inspection: Interior and exterior

The Foundation is in generally Good condition.

Common minor cracks were observed in the exterior masonry and/or interior drywall of the structure at various locations. This implies that some movement has occurred, as is typical of most structures given the type of soils found in the area.

CRAWLSPACE

Minor wood rot at the trim at the exterior entry. Recommend replacement.



Evidence of previous repairs to the foundation-- Under the hall bathroom. Recommend contacting the current owner of the property for documentation as to scope of repairs and any warranty information that may be transferable.



Client Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this

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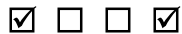
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inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a structural engineer of your choice.



B. Grading and Drainage

Comments:

GRADING AND DRAINAGE

The grading should be improved to promote the flow of storm water away from the house-- Various Locations. This can usually be accomplished by the addition of top soil and/or guttering. The ground should ideally slope away from the house 6" for the first ten feet.

The crawlspace is constructed/excavated below the grade of the structure exterior. The structure may be more prone to water penetration to the crawlspace. Although no significant signs of deterioration are present, the crawlspace should be monitored for possible water penetration requiring grading repairs.

Some of the foundation vents are below grade at the rear of the structure. Foundation vents below grade allow water penetration into the crawlspace. Recommend regrading or as a minimum sealing these vents to help prevent water penetration into the crawlspace.



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Some evidence of significant previous water penetration into the crawlspace-- West side/at the rear of the structure. Recommend further examination and repair as needed to prevent or minimize water penetration into the crawlspace.



GUTTER SYSTEMS

Full Gutter installation is recommended to promote the flow of storm water away from the house.

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C. Roof Covering Materials

Type(s) of Roof Covering: Composition over wood decking

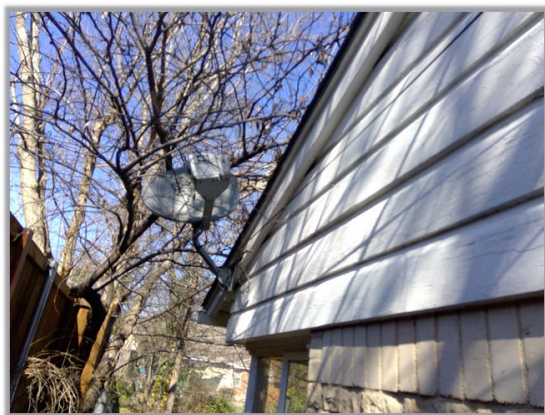
Viewed From: rooftop

Comments:

Roof Covering

The main structure roof is in generally Good condition.

Maintenance: The Tree Limbs should be trimmed away from the roof surface--Various Locations. Tree Limbs should be trimmed to approximately 2' above the roof surface.



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Flashing Details

Damaged vent pipe at the rear roof. Recommend replacement.



The furnace vent does not extend high enough above the roof surface. Recommend repair.



Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, *prior to closing*, to fully evaluate the insurability of the roof.

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D. Roof Structures and Attics

Viewed From: Attic Decked Space Only, due to lack of a walkway.

Approximate Average Depth of Insulation: 6-8"

Comments:

(**Note:** Recommended depth of attic floor insulation is approx. 10+ inches to achieve a R-30 rating.)

Ceiling Insulation Type: Loose Fill Cellulose , Loose Filled fiberglass

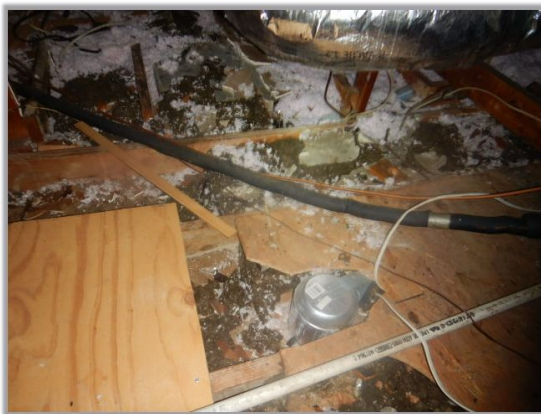
Description of Roof Structure: Conventional wood framing

Roof Structure

The purlin supports are undersized for current building practices. Recommend resupport if any sagging or weakness is noted.



There is evidence of vermin/rodent activity in the attic. A pest control specialist should be called prior to closing. The insulation may be fouled due to rodents and have to be removed and replaced.



I=Inspected

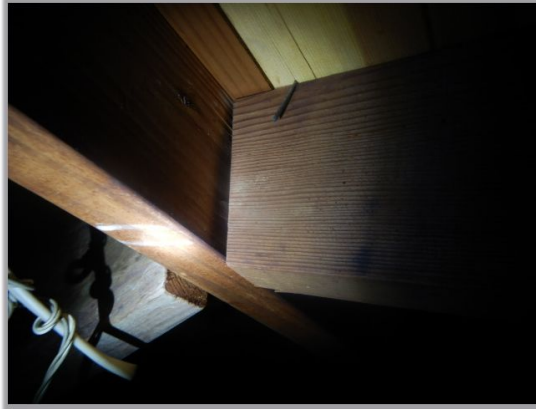
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The cut end of the rafter extends below the ridge board. Current building standards require that full bearing be on the ridge board. No signs of significant structural movement or sagging. Recommend Monitoring for possible future repairs if any sagging occurs.



Some missing purlin supports-- Various Locations. Although this does not appear to have caused any structural defects or sagging the area should be monitored for possible future repairs.



The attic access cover is missing/doesn't cover completely/damaged Garage attic. Recommend installing/replacing this cover.



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Attic Insulation

All components were found to be performing and in satisfactory condition on the day of the inspection.

Attic Ventilation

All components were found to be performing and in satisfactory condition on the day of the inspection.

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E. Walls (Interior and Exterior)

Comments:

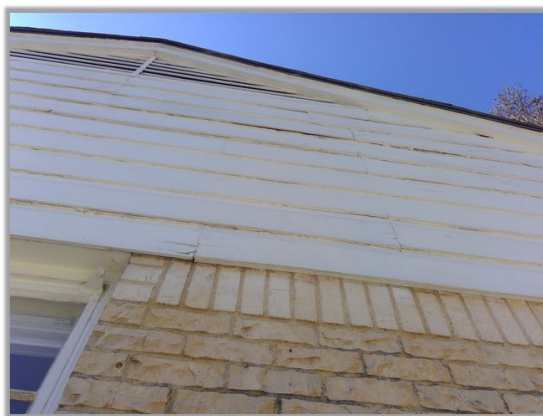
Interior Walls & Surfaces

All components were found to be performing and in satisfactory condition on the day of the inspection.

Exterior Walls & Surfaces

Description of Exterior Cladding: Brick ; Wood Siding/trim

Minor flaking exterior paint-- Various Locations. The effected areas should be scraped, primed and repainted to protect the wood/siding/trim. Possible Lead base paint hazard on structures built before 1978. If Lead base paint is present, Additional repairs and lead safe practices will be required prior to repainting.



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There is some damaged siding- at Various Locations Recommend repairs to prevent water penetration and damage to the structure.



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F. Ceilings and Floors

Comments:

Ceilings

All components were found to be performing and in satisfactory condition on the day of the inspection.

Floors

Some of the wood flooring is cupped at various locations. This can be an indication of excessive moisture or poor installation techniques. Recommend further examination to determine the exact causes and any remedies available.



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G. Doors (Interior and Exterior)

Comments:

Interior Doors

All components were found to be performing and in satisfactory condition on the day of the inspection.

Exterior Doors

The garage entry door is not self closing. Current building standards require the installation of a self closing and latching hinge. Recommend repair.

Missing/damaged door weather stripping Rear entry/Garage entry door. Recommend repairs.

The door(s) between the garage and the interior of the structure should be rated to resist fire as per Current building standards. (Hollow Core Door) Any penetrations of a fire rated door removes substantial protection and would no longer be compliant with current building standards. (Glass/Pet doors etc.) Ideally this door should be replaced with a fire rated solid core or honeycombed steel door.

Ideally, the door between the garage and the living space should not be penetrated by a pet door or window. This removes the fire separation of the door. Recommend replacing the door with a fire rated door.



The door does not seal well at the threshold Garage entry door/Rear entry. Recommend repair or adjustment.

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Damaged door jamb/trim Rear entry. Recommend repairs as needed.



Garage Door(s)

All components were found to be performing and in satisfactory condition on the day of the inspection.

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H. Windows

Comments:

Window Screens

One or more of the window screens were observed to be missing.

Windows

FYI. Metal windows will tend to sweat somewhat in colder temperatures. This may cause cosmetic damage to the window ledge/stools and/or paint damage. Recommend cosmetic repairs.

FYI. The windows are the single glaze older type--many locations. These windows are relatively inefficient for energy conservation and may have some condensation on the interior of the windows during cold weather. Replacement windows or adding storm windows will help energy conservation and may be cost effective depending on the term of ownership.

Broken/cracked window pane(s) hall bathroom/rear bedroom/front bedroom. Recommend repairs.

The window(s) have lost their seal Rear addition/rear bedroom. (Approximate # 9) This has resulted in condensation developing between the panes of glass. It is difficult to positively identify all instances of windows with broken seals due to the nature of this problem. Recommend contacting a window specialist to identify all instances of broken window seals and repair or replace as needed.

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The window trim is damaged-- East side. Recommend repairs to prevent water penetration and damage to the structure.



The older casement windows leak considerable air due to their age. Recommend replacement.

Damaged window plastic glazing strips-- Rear addition. The window plastic glazing strips help weatherproof the window(s). Recommend replacement of the plastic glazing strips to maintain the weather proofing of the windows.



***Signs of failed seals in the thermal pane windows may appear and disappear as temperature and humidity change. Some windows with failed seals may have not been evident at the time of the inspection. Windows were only checked for obvious fogging. Dirty windows may mask failed window seals.**

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I. Stairways (Interior and Exterior)

Comments:

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J. Fireplaces and Chimneys

Comments:

No Fireplace present.

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K. Porches, Balconies, Decks, and Carports

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

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L. Other

Comments:

The sidewalk is somewhat settled/damaged at the parkway, Recommend repair or replacement.



The retaining wall at the West side of the back yard is in poor condition. Recommend replacement.



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II. ELECTRICAL SYSTEMS

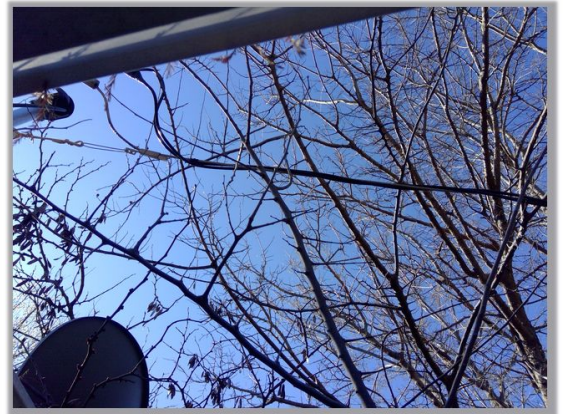
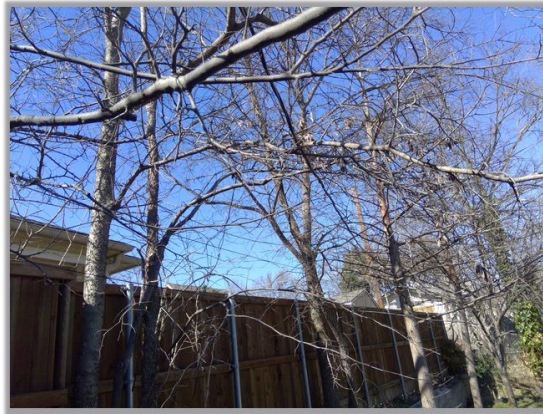
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A. Service Entrance and Panels

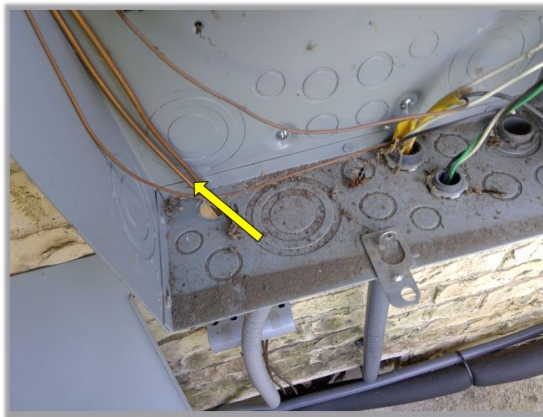
Comments:

Service Entrance

The main entry wires are rubbing on a tree/branch at the rear of the structure. Recommend contacting the Electric Service provider to relocate the wire or an arborist to trim the tree/branches to prevent damage to the wire.



The ground electrode conductor is somewhat too small. Recommend further evaluation and repair as needed.



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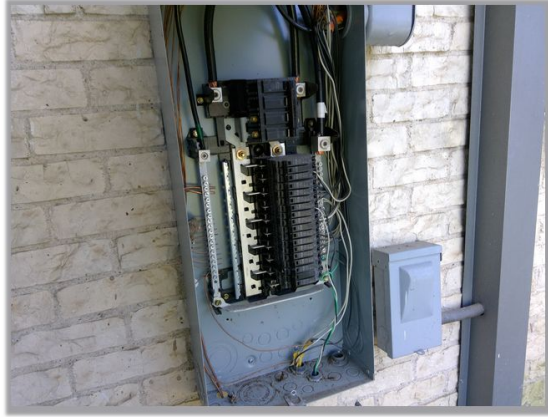
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Main Panel Box

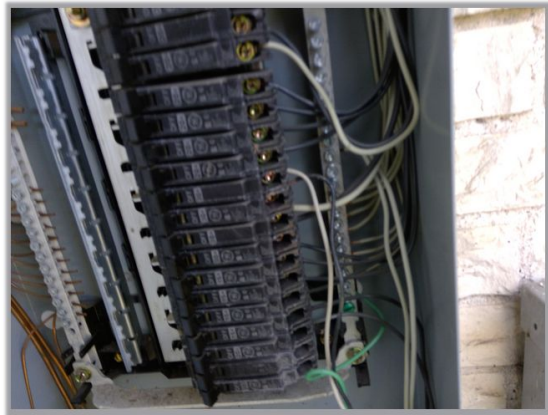
Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: Rear Exterior



FYI. The National Electric Code now requires No-Arc or No-Fault (AFCI) for Branch circuits that supply 120-volt, single-phase, 15- and 20- ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected.

Wiring in the panel box(es) is not properly identified. Some white insulated wires are being used as ungrounded "hot" circuits. Ideally, the wiring should be properly identified with appropriately permanent markings, (electricians tape or other means). Recommend repair.



Insufficient circuits for the kitchen counters. There appears to be only one circuit for the countertops. This may cause nuisance tripping of the circuit breaker when multiple appliances are in use. Recommend further evaluation and repair or replacement as needed.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Distribution Wiring

Some wiring is present on the ground in the crawlspace--various locations . Recommend securing the wire to the substructure to prevent damage to the wire and for safety reasons.



Receptacle Outlets

Unable to locate the GFCI protection--All garage receptacles not protected . Recommend locating or installing these safety devices.

After September 2008, Current building standards require that ALL outlets/receptacles in the garage must be GFCI protected. Recommend installation of these safety devices. The Texas Real Estate Commission rules and regulations require that the lack of these devices in this area must be noted as deficient. Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I. FYI. Some of the city Building inspection departments allow non-GFCI protected receptacle for the Garage door opener(s).

Missing electrical outlet/receptacle--Front porch/rear porch. Recommend installation of the missing outlet(s) for increased convenience and to conform to current building standards.

FYI. The refrigerator is on a GFCI protected circuit. Some refrigerator manufacturers do not allow GFCI protection of refrigerators. (The current refrigerator appears to be fine.)

Ungrounded 3-prong outlets--various locations. This condition is Common in structures constructed prior to 1960. If the structure was constructed after 1960 recommend examining the circuit and wiring for a loose/disconnected ground connection.

Switches

All components were found to be performing and in satisfactory condition on the day of the inspection.

FYI. Unable to locate all of the light fixtures associated with all of the switches.

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Light/Fixtures

The ceiling fan is not working--rear addition. Recommend further examination and repair or replacement as needed.

Doorbell

All components were found to be performing and in satisfactory condition on the day of the inspection.

Smoke Alarms

Missing Smoke alarms-- Front bedroom. Current building standards require one smoke alarm in a hallway leading to sleeping areas and/or immediately outside a bedroom, one smoke alarm per bedroom, and one smoke alarm per floor of the building. Current building standards require Smoke detectors are required to be interconnected. Recommend installing any missing smoke alarms.

Smoke alarm(s) are inoperative at the hallway. Recommend replacement or repair.

Carbon Monoxide Detector(s)

The carbon monoxide alarm did not sound when tested. Probable battery. Recommend repair or replacement as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A. Heating Equipment

Type of System:

Energy Source:

Comments:

Recommend annual cleaning and service. :

Main Unit Central Gas Forced air Furnace(s) Approximate date of manufacture (if available): 2017

All components were found to be performing and in satisfactory condition on the day of the inspection.

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B. Cooling Equipment

Type of System:

Comments:

Recommend annual cleaning and service.

Central Forced Air Main Unit

Temperature Differential (Delta-T): Off Season Test , 19 Degrees

Approximate Condenser Date of Manufacture: 2017/410A refrigerant

Approximate Condenser SEER: 14

Approximate Condenser Size: 2 ton

The outdoor unit of the air conditioning system is dirty. Recommend cleaning and service of the AC system.

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

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C. Duct Systems, Chases, and Vents

Comments:

Filter Size: 20 x 20 Filter Location: Ceiling Filter grill(s)

Filter Size: 20 x 25 x 1/Washable Filter Filter Location: at the unit in the attic

The Filter(s) are dirty. This will decrease the efficiency of the unit and flow of air. The filters should be changed regularly to improve air flow and efficiency. The ductwork and HVAC system(s) may need to be cleaned. Recommend further evaluation and repair or replacement as needed.

The system is being double filtered. This will tend to slow the air flow below normal. Ideally, only one filter should be used.

I=Inspected

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D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Parkway

Location of main water supply valve: Unable to Locate a Main Supply Valve. Recommend contacting the current occupant to locate the main water supply turn off.

Static water pressure reading: 50 to 60 psi

Comments:

Type of Visible Supply piping: Copper /Galvanized Steel

Supply piping

The water is somewhat discolored. (Probably rust.) Recommend flushing the water system. The rust would indicate that there are some older steel galvanized piping. Further investigation may be warranted.

The older steel piping is subject to corrosion on the interior and exterior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure/flow. Recommend Replacement.

Significant drop in flow/water pressure when multiple fixtures are opened at the bathroom and kitchen. Recommend further investigation and repair as needed.

It appears that the galvanized piping is from the street water meter to the house. All visible piping under the house is copper. Recommend further evaluation and replacement as needed.

Exterior Faucets/Fixtures

One or more of the exterior water hose connection(s) (faucets) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. **Note:** *This is not uncommon to observe with a home of this age.*

Kitchen Sink

Significant drop in flow/water pressure when multiple fixtures are opened at the bathroom and kitchen. Recommend further investigation and repair as needed. (Probably due to galvanized steel piping.)

Hall Bathroom

The drainstop for the sinks are inoperative and should be repaired.

Significant drop in flow/water pressure when multiple fixtures are opened at the bathroom and kitchen. Recommend further investigation and repair as needed. (Probably due to galvanized steel piping.)

Laundry

FYI. Laundry/washer drains are not inspected as part of a general inspection.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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B. Drains, Wastes, and Vents

Comments:

Location of Main sewer cleanout: Unable to Locate the Main Sewer Cleanout. Recommend contacting the current occupant to locate the main sewer cleanout.

Type of Visible Sewer Piping: PVC & Cast Iron/Copper

All or some of the waste piping is the older cast iron. It may be prone to unexpected problems. Replacement is recommended in the long term. Ideally a licensed plumber should be called for a hydrostatic and/or video inspection of the piping prior to closing or the termination of any option periods. Recommend monitoring and repairs as needed in the interim.

The washer drain is somewhat undersized. The washer drain may back up with current technology washers. Recommend further evaluation and repair as needed.

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C. Water Heating Equipment

Energy Source:

Capacity:

Comments:

Water Heater – Energy Source: Gas

Location: Garage

Approximate Capacity: 40 Gallons

Approximate Age: 2012/2013

Temperature and Location: 120-130 degrees, Kitchen sink

The discharge piping serving the emergency drain pan for the water heater does not terminate outside. The drain should terminate at the exterior of the house or in an approved location.



Missing sediment trap at the water heater(s) . Current building standards require this gas fitting/installation. Recommend repair.

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D=Deficient

I	NI	NP	D
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The vent pipe serving the water heater does not have safe clearance from combustibles--attic. Recommend Repair.



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D. Hydro-Massage Therapy Equipment

Comments:

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E. Gas Piping System

Comments:

Gas Distribution System:

Location of Meter/Gas Cutoff Alley

Type of visible/above ground gas Pipe: Black Iron pipe (Steel)

Recommend having the gas piping system pressure tested by a licensed plumber prior to closing in order to verify the condition of the piping and to prevent any undue delay and expense in turning on the gas utility when closing on the property.

Scope: The Inspector shall inspect and report deficiencies in the condition of all accessible and visible gas pipes and test the gas lines using a local and/or industry accepted procedure. The Inspector will use a combustible gas leak detector on all the accessible gas lines, joints, unions and connectors and report as in need of repair, any deficiencies found at the time and date of the inspection.

Specific Limitations for gas lines: The inspector is not required to inspect sacrificial anode bonding or for its existence. The Inspector does not and will not perform a pressure test on the gas lines. The Inspector cannot detect gas leaks below the finished grade (under ground) or between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber.

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I	NI	NP	D
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V. APPLIANCES

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A. Dishwashers

Comments:

The dishwasher was very noisy at the fill cycle when the kitchen sink was running. Considerable water hammer/chattering while filling. Test terminated. Recommend further evaluation and repair or replacement as needed.

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B. Food Waste Disposers

Comments:

The disposer has seized. The unit attempts to respond when the power is switched on but does not operate and trips the unit breaker. Recommend freeing the grinder with a provided tool and restarting the unit. If this does not work, replacement may be needed.

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C. Range Hood and Exhaust Systems

Comments:

Range Exhaust Vent Type: Ducted

The material used for the range hood venting is improper. Recommend further examination and repair as needed.



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D. Ranges, Cooktops, and Ovens

Comments:

Type of cooking equipment: Gas Range

This component appears to be performing adequately at the time of this inspection.

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E. Microwave Ovens

Comments:

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The mechanical exhaust vent is missing/Not present--Hall Bath. Current building standards require a mechanical exhaust vent to the exterior or an operable window. There is an operable window in the bathroom.

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G. Garage Door Operators

Comments:

Locks should be removed or disabled from garage doors with garage door openers as per manufacturers recommendations. The Texas Real Estate Standards of Practice require this item to be marked as deficient.

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H. Dryer Exhaust Systems

Comments:

FYI. This company does not inspect interior of dryer vents.

This component appears to be performing adequately at the time of this inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

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A. Outbuildings

Comments:

Type of Structure: Detached storage shed

The detached storage shed is in poor condition. Not inspected.



INSPECTION AGREEMENT
PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. Scope of Services

- I. In exchange for the Inspection Fee paid by the Client "John Doe", the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.
- II. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.
- III. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
 1. The item is performing its intended function at the time of the inspection;
 2. The item is in need of replacement or repair; or
 3. Further evaluation by an expert is recommended.

II. Inspection Report

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. By accepting this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
- B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and/or market value of the Property.
- C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. Disclaimer of Warranties

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection;
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF \$525.00.

V. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

VI. Attorney's Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

VII. Exclusivity

The Inspection Report is to be prepared exclusively for the John Doe and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Real Estate Agent.